



October 31, 2024

City of Las Vegas
Department of Planning
Development Services Center
495 S. Main Street
Las Vegas, NV 89101

Melvin Green
Principal

Re: Gloria Phillips
Bringe'm Young Academy
3980 W. Ann Rd
North Las Vegas, NV 89031

Emanuele Arguelles
Principal

Justification Letter for Southwest Supply Project

On behalf of our client, Bringe'm Young Academy, KME Architects LLC (KME) are pleased to submit this pre-application submittal package for a Site Design Review (SDR), and Special Use Permit (SUP) for the new Bringe'm Young Academy Facility.

Site Development Review

The project will be located on 9.62 acres, consisting of an approximate 6,900 gross square foot 1 story day care with classrooms, offices, and a multipurpose room. The project will be accessible from Elkhorn Road. The building will consist of one public entry. The site will consist of open green area as well as 4,000 private outdoor play area for the kids where it will be block off from the public by cmu walls for children's safety and privacy. The Facility hours of operation will not be 24 hour nor overnight.

Special Use Permit

The Bringe'm Young Academy requires a Special Use Permit for a Daycare Facility. Per Table 19.12 "Permissible Use" the use will be a Daycare. We are requesting the approval of a Special Use Permit to allow the above specific use as outlined in Table 19.12.

Parking

Parking will consist of 21 parking spaces in total, including 4 compact spaces, and 1 handicapped accessible space. A fire apparatus access lane has also been accommodated on-site.

Landscaping

The site consists of landscape and shrub cover per section 19.08.040 (F). All trees and shrubs follow the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant list.



Variances

Due to site constraints, we are asking for variances such as the residential adjacency standards per section 19.06.060. The lot is in a narrow corner site. The site south and corner right away have an additional adjacent lot prior to the street right away. The setback along the yard has been reduced. The landscape buffer required was 15' for adjacent to right away. We ask to take in consideration extra landscape right away for our site landscape buffer to be reduce to 6'. The required corner islands were reduced to provide accommodate paved walkways, the required trees and shared for the reduce islands are still placed elsewhere in the site. The trash enclosure is 41'4 away from the property line, the required 50' was not able to be meet due to the width of the site.

Due to the Facility serving young age children, we ask to reduce the parking required of 1 for every 10 kids to 1 for every 20 kids instead. While keeping the 1 parking space for every staff as is.

I will be the point of contact for this solicitation. Please contact me via the information below if you have any questions or comments.

Sincerely,

Melvin Green
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